



Town of Groton, Connecticut
Zoning Board of Appeals
Regular Meeting Agenda

Office of Planning and
Development Services
Town Hall Annex
134 Groton Long Point Road
Groton, CT 06340
860-446-5970

Wednesday, August 22, 2018

7:00 PM

Town Hall Annex - Community Room 1

I. ROLL CALL

- I.1. Roll Call

II. PUBLIC HEARING(S)

- II.1. ZBA#18-04 – 255 Route 12; Charles Bowe – Applicant; Chiapperini – Owner; for variances to Sections 7.4-3B to reduce the front landscape area at the front lot line from 10 feet wide to 5 feet wide, and reduce the landscape area in front of the building from 5 feet wide to 2 feet wide; Section 7.1-36A to allow a drive-through facility and stacking lanes in the front yard where they are permitted in the side and rear yards only; and Section 6.12-8A to increase the maximum impervious coverage from 70% to 74.3%. PIN# 168911653954, CA-12 Zone.
- II.2. ZBA#18-05 – 328 Noank Road; Bruce & Carol McDermott – Applicant; Heather Sutter – Owner; for a variance to Sections 5.2; and 7.1-34C to locate a detached garage/accessory apartment 1-foot from the front property line. PIN# 261806285033, RS-20 Zone.
- II.3. ZBA#18-06 – 125 Candlewood Road; Justin Brinner – Applicant & Owner; for a variance to Section 4.10 and 5.2 to locate a detached garage 14' from a front property line where 30 feet and 60 feet is required. PIN# 179020913509, RU-20 Zone.

III. CONSIDERATION OF PUBLIC HEARING(S)

- III.1. ZBA#18-04 – 255 Route 12 Commercial Redevelopment; Fedus Engineering, LLC and Charles Bowe – Applicants; Chiapperini Co. Inc. – Owner
- III.2. ZBA#18-05 – McDermott Garage, 328 Noank Road; Bruce and Carol McDermott – Applicants; Heather Sutter – Owner
- III.3. ZBA#18-06 – Brinner Detached Garage, 125 Candlewood Road; Justin Brinner – Applicant/Owner

IV. CORRESPONDENCE

- IV.1. Correspondence

V. APPROVAL OF MINUTES

- V.1. July 25, 2018

VI. OLD BUSINESS

VI.1. Old Business

VII. NEW BUSINESS

VII.a. New Applications

VII.2. a. ZBA18-07: Groton Consolidated Middle School, 0 Groton Long Point Road

VIII. REPORT OF STAFF

VIII.1. Report of Staff

IX. ADJOURNMENT

IX.1. Adjournment



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-04 – 255 Route 12; Charles Bowe – Applicant; Chiapperini – Owner; for variances to Sections 7.4-3B to reduce the front landscape area at the front lot line from 10 feet wide to 5 feet wide, and reduce the landscape area in front of the building from 5 feet wide to 2 feet wide; Section 7.1-36A to allow a drive-through facility and stacking lanes in the front yard where they are permitted in the side and rear yards only; and Section 6.12-8A to increase the maximum impervious coverage from 70% to 74.3%. PIN# 168911653954, CA-12 Zone.

Background:

Recommendation or Commission Action:

Attachments:

ZBA18-04: 225 Route 12 Commercial Redevelopment attachments

PC Revised Referral ZBA18-04



TOWN OF GROTON

LAND USE APPLICATION

Part One

PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

☐ SUBDIVISION OR RESUBDIVISION

☐ SITE PLAN

☐ ADMINISTRATIVE SITE PLAN

☐ INLAND WETLANDS PERMIT

☒ VARIANCE/APPEAL

☐ COASTAL SITE PLAN REVIEW (CAM)

☐ SPECIAL PERMIT

☐ ZONE CHANGE

☐ REGULATION AMENDMENT



PROJECT NAME: 255 Route 12 Commercial Re-development

STREET ADDRESS OF PROPERTY: 255 Route 12

IF ADDRESS NOT AVAILABLE, LOCATION: _____

PARCEL IDENTIFICATION NUMBER: 168911653954 ACREAGE: 1.49 ZONE: CA-12

PROJECT DESCRIPTION: Re-development of 255 Route 12 commercial building with new building, associated parking, stormwater improvements, landscaping, etc.

CORRESPONDENCE WILL BE SENT TO THE PRIMARY CONTACT AS CHECKED BELOW:

☒ APPLICANT: Charles Bowe

TELEPHONE: 860-287-4709

ADDRESS: 220 Route 12, Groton, CT 06340

EMAIL: chuck@grandwineandspirits.com

☒ APPLICANT'S AGENT: Gregg Fedus, Fedus Engineering, LLC

TELEPHONE: 860-536-7390

ADDRESS: 70 Essex Street, Unit 2C, Mystic, CT 06355

EMAIL: gfedus@fedusengineering.com

☐ OWNER/TRUSTEE: Chiapperini Co. Inc.

TELEPHONE: _____

ADDRESS: 150 Library Street, Mystic, CT 06355

EMAIL: _____

☐ ENGINEER/SURVEYOR/ARCHITECT: same as Agent

ADDRESS: _____

EMAIL: _____

TELEPHONE: _____

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

7/9/2018
DATE

SIGNATURE OF RECORD OWNER
I HEREBY, CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

7/9/2018
DATE

Gregg Fedus

PRINTED NAME OF APPLICANT

Charles Bowe

PRINTED NAME OF OWNER

Project #: ZBA18-04

Work Type: _____

Fee Received: \$430

Plt. _____

Planner: _____

TOWN OF GROTON
LAND USE APPLICATION – VARIANCE

PART TWO
(Attach to Part One)

REQUEST IS FOR A VARIANCE OF:

SECTION: 7.4-3 B. **DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC:** _____

Strip 10 foot wide along and contiguous to the front line shall be landscaped and a landscaped area 5 feet wide shall abut the front of the building. We are requesting a minimum of 5' contiguous to the front and 2' in front of a portion of the building.

HARDSHIP: The property is unique because of the 3 road frontages surrounding the property.

SECTION: 7.1-36 A. **DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC:** _____

Drive through facilities, including required stacking lanes, shall be located in the rear and side yards only. We are requesting the drive through facilities and stacking lanes are located in the front yard.

HARDSHIP: The property is unique because there are no rear and side yards, only three front yards.

SECTION: 6.12-8.A. **DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC:** _____

Impervious Surface - Total impervious surface area must not exceed 70% of total lot area. We are requesting 74.3% which is 0.9% over the existing impervious coverage of 73.4%. A slight increase of 615 SF.

HARDSHIP: The property is unique because of the 3 road frontages surrounding the property.

IS PROPERTY WITHIN A CAM BOUNDARY? ☐ YES ☒ NO
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be a finding by the Board of Appeals that all of the following conditions exist:

1. That the difficulties or hardship are peculiar to the property in question, in contrast with those of other properties in the same district.
2. That the hardship was not the result of the applicant's own action.
3. That the hardship is not merely financial or pecuniary.

Town of Groton



GIS Map



Disclaimer:
The planimetric and topographic information depicted on this map was compiled by The Stantec Map Company based on an aerial photograph taken in April 2009. The parcel and property line information shown on this map is derived from a combination of recorded deeds, maps, assessor records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information subject to the limitations of the data sources. The Town of Groton and its employees do not warrant the accuracy or completeness of this information and assume no legal responsibility for its use. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
Geographic Data: NAD 83
Vertical Datum:
North American Vertical Datum of 1988 (NAVD83).

Date: 8/14/2018

Commercial Property Card

Print Date: 7/9/2018

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168911653954	255 ROUTE 12	CA-12	406/687	1.47
District	Use Code			
WEST PLEASANT VALLEY	SMALL RETAIL AND SERVICE STORES			

Current Owner

CHIAPPERINI CO INC
150 LIBRARY ST
MYSTIC CT 06355

Property Picture



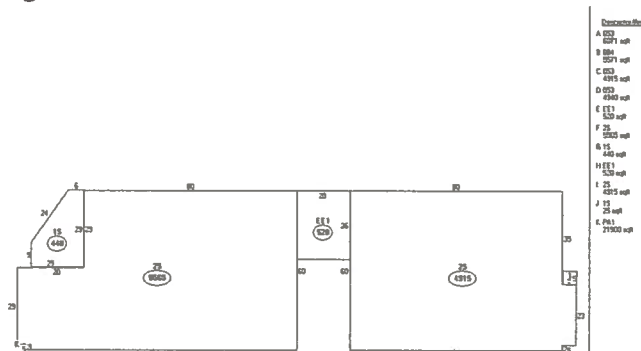
Building Information

Building No:	1
Year Built:	1987
No of Units:	8
Structure Type:	RETAIL - MULTI OCCUPANCY
Building Total Area:	21425 sqft.
Grade:	C+
Identical Units:	1

Valuation

Land:	\$514,500
Building:	\$1,202,400
Total:	\$1,716,900
Total Assessed Value:	\$1,201,830

Building Sketch



Recent Sales

Book/Page	Date	Price
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Sketch Legend

---	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Porch	EMP	Enclosed Masonry Porch	SOP	Screen Open Frame Porch
EPF	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Masonry Porch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	BANK/SAVINGS INSTITUTION	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	NORMAL
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

August 8, 2018

Gregg Fedus
Fedus Engineering, LLC
70 Essex Street, Unit 2C
Mystic, CT 06355

Dear Mr. Fedus:

The Town of Groton Zoning Commission will hold a public hearing on August 22, 2018 at 7:00 p.m. in the Town Hall Annex, Community Room 1, 134 Groton Long Point Road, to hear and act upon your application as follows:

ZBA#18-04 - 255 Route 12; Charles Bowe - Applicant; Chiapperini - Owner; for variances to Sections 7.4-3B to reduce the front landscape area at the front lot line from 10 feet wide to 5 feet wide, and reduce the landscape area in front of the building from 5 feet wide to 2 feet wide; Section 7.1-36A to allow a drive-through facility and stacking lanes in the front yard where they are permitted in the side and rear yards only; and Section 6.12-8A to increase the maximum impervious coverage from 70% to 74.3%. PIN# 168911653954, CA-12 Zone.

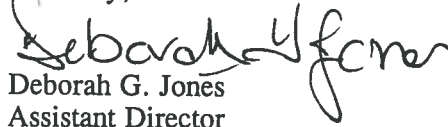
Please comply with Section 8.3-5 of the Zoning Regulations, which states:

Notice of Public Hearing - Before a public hearing is held on any application for a special permit, the petitioner shall present proof to the Commission prior to the start of the public hearing, that notice has been deposited at least 10 days but not more than 30 days in advance of the date of the advertised hearing in a Post Office regularly maintained by the U.S. Government, directed to each of the current owners of lots located within 150 feet from the boundaries of the subject properties, as such owners and addresses appear on the CAMA database maintained by the Groton Assessor. **The last business day to mail your notices is August 10, 2018.**

Enclosed is a list of the above-noted affected property owners and a sample letter, which may be sent to same. Please note that this list has been compiled using the Town's CAMA database but that it is still your responsibility to verify the accuracy of the names and addresses on the list. Proof of mailing shall be filed with the Zoning Board of Appeals on or before the date of the public hearing.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Deborah G. Jones
Assistant Director

DGJ:klh
Enclosures
CERTIFIED MAIL #: 7015 3010 0000 1208 9481

"SUBMARINE CAPITAL OF THE WORLD"

REVISED
MEMORANDUM

TO: Zoning Board of Appeals

FROM:  Deborah G. Jones, Assistant Director of Planning and Development

DATE: August 22, 2018

SUBJECT: ZBA#18-04 – 255 Route 12 Commercial Redevelopment; Fedus Engineering, LLC and Charles Bowe – Applicants; Chiapperini Co. Inc. – Owner

At its meeting on August 14, 2018, the Planning Commission reviewed the referral listed below:

ZBA#18-04 – 255 Route 12 Commercial Redevelopment; Fedus Engineering, LLC and Charles Bowe – Applicants; Chiapperini Co. Inc. – Owner

The Planning Commission had the following concerns:

- Reduction of the front landscape buffer at the front property line to 5 feet limits the area in which to plant required shade trees and the viability of the trees.
- The impervious surface should not be increased beyond that which currently exists at 73.4%.

DGJ:klh



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-05 – 328 Noank Road; Bruce & Carol McDermott – Applicant; Heather Sutter – Owner; for a variance to Sections 5.2; and 7.1-34C to locate a detached garage/accessory apartment 1-foot from the front property line. PIN# 261806285033, RS-20 Zone.

Background:

Recommendation or Commission Action:

Attachments:

ZBA18-05: McDermott Garage attachments

PC Referral ZBA18-05



TOWN OF GROTON

LAND USE APPLICATION

Part One

PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

- | | |
|---|---|
| <input type="checkbox"/> SUBDIVISION OR RESUBDIVISION | <input type="checkbox"/> COASTAL SITE PLAN REVIEW |
| <input type="checkbox"/> SITE PLAN | (CAM) |
| <input type="checkbox"/> ADMINISTRATIVE SITE PLAN | <input type="checkbox"/> SPECIAL PERMIT |
| <input type="checkbox"/> INLAND WETLANDS PERMIT | <input type="checkbox"/> ZONE CHANGE |
| <input type="checkbox"/> INLAND WETLANDS PERMIT OR | <input type="checkbox"/> REGULATION AMENDMENT |
| NON-REGULATED ACTIVITY | <input checked="" type="checkbox"/> VARIANCE/APPEAL |

PROJECT NAME: Garage/apartment/guest house
STREET ADDRESS OF PROPERTY: 328 NOANK Rd., MYSTIC, CT 06355
IF ADDRESS NOT AVAILABLE, LOCATION: _____
PARCEL IDENTIFICATION NUMBER: 261806285033 ACREAGE: 1.6 ZONE: res. 25-12

PROJECT DESCRIPTION: BUILD, OR PURCHASE A PRE-FABRICATED (18x24) STRUCTURE TO BE USED AS A GARAGE WITH A 2ND FLOOR APARTMENT FOR A GUESTHOUSE. Size would be 18x24 maximum

CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)

APPLICANT: Bruce & Carol McDermott
EMAIL: BRUCEMCD@SNET.NET TELEPHONE: 8605361252 FAX: _____

APPLICANT'S AGENT (if any): _____
EMAIL: _____ TELEPHONE: _____ FAX: _____

OWNER/TRUSTEE: Heather A. Sutter
EMAIL: heather.sutter@garygreer.com TELEPHONE: 281-450-1107 FAX: _____

ENGINEER/SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ FAX: _____

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fees(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

Bruce McDermott 6/26/18
SIGNATURE OF APPLICANT OR APPLICANT'S AGENT DATE

Heather A. Sutter 6/27/18
SIGNATURE OF RECORD OWNER DATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY STATED ABOVE

Bruce/Carol McDermott
PRINTED NAME OF APPLICANT

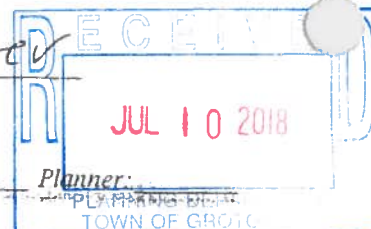
Heather A. Sutter
PRINTED NAME OF OWNER

Project #: ZBA18-05 Work Type: _____

Fee Received: \$430.00

Init. ACG

Planner: _____



TOWN OF GROTON
LAND USE APPLICATION - VARIANCE

PART TWO
(Attach to Part One)

REQUEST IS FOR A VARIANCE OF:

7.1-34

SECTION: 261806285033 DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

we would like to put a garage/apt. on
guesthouse, positioned up to the property
line, which would be in line with others on Norwalk Rd.

HARDSHIP: a setback would place structure in our marsh

SECTION: _____ DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

HARDSHIP: _____

SECTION: _____ DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

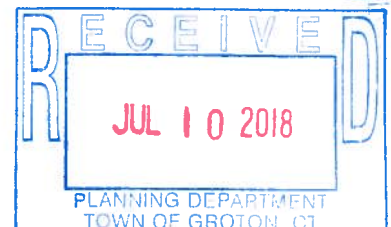
HARDSHIP: _____

IS PROPERTY WITHIN A CAM BOUNDARY? ☐ YES ☐ NO
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be a finding by the Board of Appeals that all of the following conditions exist:

1. That the difficulties or hardship are peculiar to the property in question, in contrast with those of other properties in the same district.
2. That the hardship was not the result of the applicant's own action.
3. That the hardship is not merely financial or pecuniary.

9/1/13



Heather Sutter | 9027 Memorial Creek Dr. | Spring TX 77379

July 13, 2018

To the Town of Groton

Regarding the Variance Application submitted on July 10, 2018:

As trustee, I agree with and fully support the structure my parents, Bruce and Carol McDermott, at 328 Noank Rd., Mystic, Ct. wish to erect. I think it would be a nice enhancement to the property and they have my full approval. Thank-you.

A handwritten signature in cursive script that reads "Heather A. Sutter". The ink is dark and the signature is fluid.

Heather A. Sutter

Trustee

Town of Groton



GIS Map



Disclaimer

The planimetric and topographic information depicted on this map was derived from the Survey of the Town of Groton, Connecticut, and is not to be used for any purpose other than the original purpose for which it was created. The information depicted on this map has been compiled from various sources, including aerial photography, ground surveys, and other sources. The information is not to be used for any purpose other than the original purpose for which it was created. The information is not to be used for any purpose other than the original purpose for which it was created. The information is not to be used for any purpose other than the original purpose for which it was created. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Universal Datum:
Datum: North American Datum of 1983 (NAD83)
Vertical Datum:
Datum: North American Vertical Datum of 1988 (NAVD88)

RECEIVED
JUL 10 2018

PLANNING DEPARTMENT
TOWN OF GROTON, CT
Date: 6/5/2017





TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

August 8, 2018

Bruce and Carol McDermott
328 Noank Road
Mystic, CT 06355

Dear Mr. and Mrs. McDermott:

The Town of Groton Zoning Commission will hold a public hearing on August 22, 2018 at 7:00 p.m. in the Town Hall Annex, Community Room 1, 134 Groton Long Point Road, to hear and act upon your application as follows:

ZBA#18-05 - 328 Noank Road; Bruce & Carol McDermott - Applicant; Heather Sutter - Owner; for a variance to Sections 5.2; and 7.1-34C to locate a detached garage/accessory apartment 1-foot from the front property line. PIN# 261806285033, RS-12 Zone.

Please comply with Section 8.3-5 of the Zoning Regulations, which states:

Notice of Public Hearing - Before a public hearing is held on any application for a special permit, the petitioner shall present proof to the Commission prior to the start of the public hearing, that notice has been deposited at least 10 days but not more than 30 days in advance of the date of the advertised hearing in a Post Office regularly maintained by the U.S. Government, directed to each of the current owners of lots located within 150 feet from the boundaries of the subject properties, as such owners and addresses appear on the CAMA database maintained by the Groton Assessor. The last business day to mail your notices is August 10, 2018.

Enclosed is a list of the above-noted affected property owners and a sample letter, which may be sent to same. Please note that this list has been compiled using the Town's CAMA database but that it is still your responsibility to verify the accuracy of the names and addresses on the list. Proof of mailing shall be filed with the Zoning Board of Appeals on or before the date of the public hearing.


If you have any questions, please do not hesitate to contact me.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:klh
Enclosures
CERTIFIED MAIL #: 7015 3010 0000 1208 9498

MEMORANDUM

TO: Zoning Board of Appeals
FROM:  Deborah G. Jones, Assistant Director of Planning and Development
DATE: August 17, 2018
SUBJECT: ZBA#18-05 – McDermott Garage, 328 Noank Road; Bruce and Carol
McDermott – Applicants; Heather Sutter – Owner

At its meeting on August 14, 2018, the Planning Commission reviewed the referral listed below:

ZBA#18-05 – McDermott Garage, 328 Noank Road; Bruce and Carol McDermott – Applicants; Heather Sutter – Owner

The Planning Commission had no comment.

DGJ:klh



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-06 – 125 Candlewood Road; Justin Brinner – Applicant & Owner; for a variance to Section 4.10 and 5.2 to locate a detached garage 14' from a front property line where 30 feet and 60 feet is required. PIN# 179020913509, RU-20 Zone.

Background:

Recommendation or Commission Action:

Attachments:

ZBA18-06: Brinner Detached Garage attachments

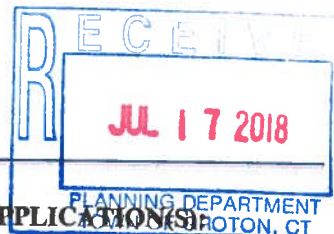
PC Referral ZBA18-06



TOWN OF GROTON

LAND USE APPLICATION

Part One



PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATIONS:

- | | |
|---|---|
| <input type="checkbox"/> SUBDIVISION OR RESUBDIVISION | <input type="checkbox"/> COASTAL SITE PLAN REVIEW (CAM) |
| <input type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL PERMIT |
| <input type="checkbox"/> ADMINISTRATIVE SITE PLAN | <input type="checkbox"/> ZONE CHANGE |
| <input type="checkbox"/> INLAND WETLANDS PERMIT | <input type="checkbox"/> REGULATION AMENDMENT |
| <input checked="" type="checkbox"/> VARIANCE/APPEAL | |

PROJECT NAME: Detached Garage
STREET ADDRESS OF PROPERTY: 125 Candlewood Rd. Groton CT 06340
IF ADDRESS NOT AVAILABLE, LOCATION: _____
PARCEL IDENTIFICATION NUMBER: 179020913509 ACREAGE: 0.32 ZONE: R0-20

PROJECT DESCRIPTION: Building a single-bay detached garage to replace an existing attached garage.

CORRESPONDENCE WILL BE SENT TO THE PRIMARY CONTACT AS CHECKED BELOW:

- ☒ APPLICANT: Justin Brinner TELEPHONE: 860-449-6982
ADDRESS: 125 Candlewood Rd. Groton CT 06340 EMAIL: ankhofmishra@gmail.com
☐ APPLICANT'S AGENT: _____ TELEPHONE: _____
ADDRESS: _____ EMAIL: _____
☐ OWNER/TRUSTEE: _____ TELEPHONE: _____
ADDRESS: _____ EMAIL: _____
☐ ENGINEER/SURVEYOR/ARCHITECT: _____
ADDRESS: _____
EMAIL: _____ TELEPHONE: _____

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

Justin Brinner
SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

7-17-18
DATE

Justin Brinner
SIGNATURE OF RECORD OWNER
I HEREBY, CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

7-17-18
DATE

Justin Brinner
PRINTED NAME OF APPLICANT

Justin Brinner
PRINTED NAME OF OWNER

Project #: ZBA18-06

Work Type: _____

Fee Received: 7/17/18 430-

Init. MB

Planner: _____

TOWN OF GROTON
LAND USE APPLICATION – VARIANCE

PART TWO
(Attach to Part One)

REQUEST IS FOR A VARIANCE OF:

SECTION: 5.2 DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

Need to request setback of 14' for garage where 30' is required.

HARDSHIP: Corner lot is very narrow, limiting placement of a garage.

SECTION: _____ DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

HARDSHIP: _____

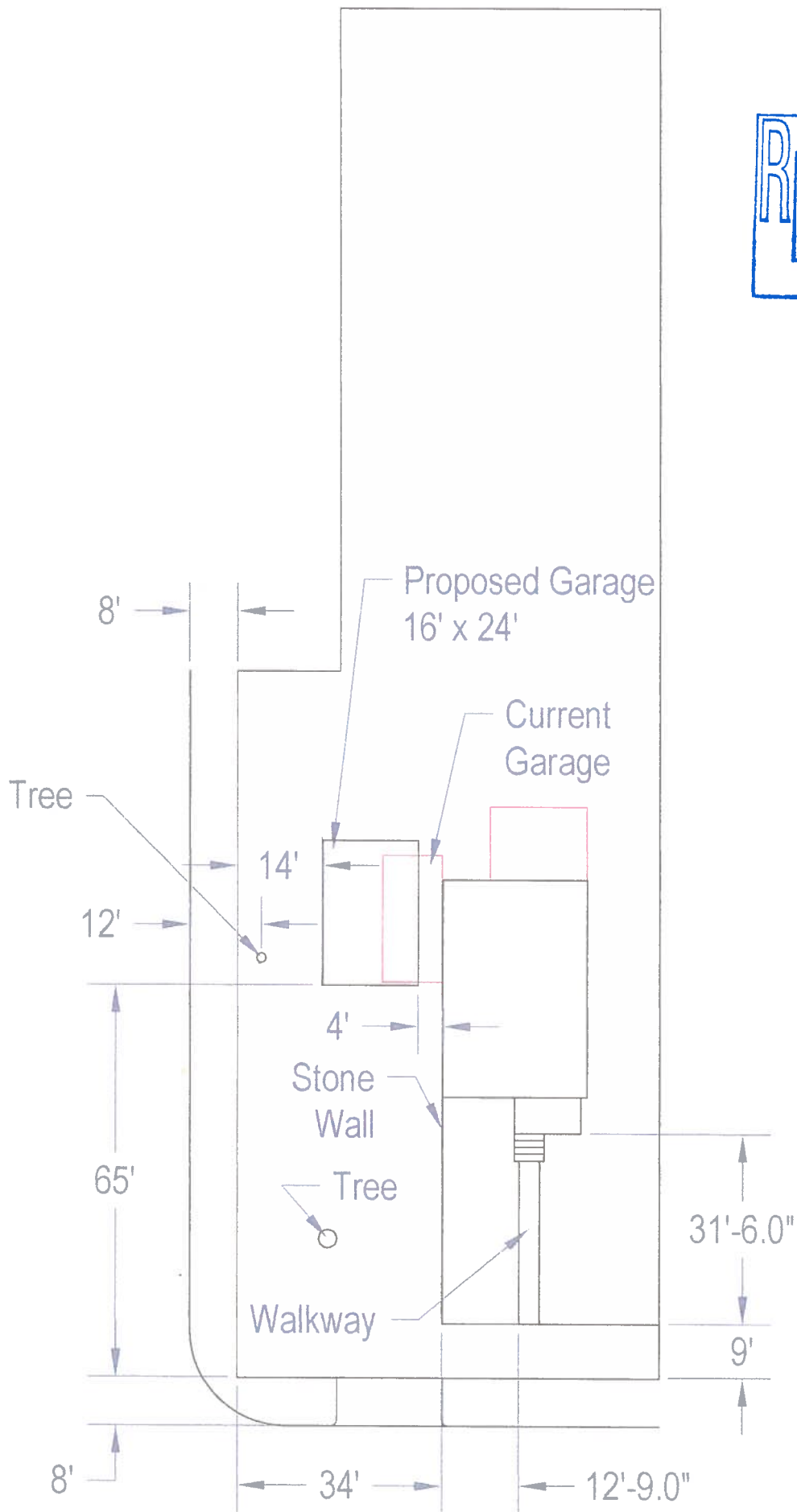
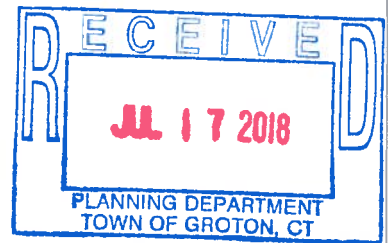
SECTION: _____ DESCRIPTION OF VARIANCE NEEDED, BE SPECIFIC: _____

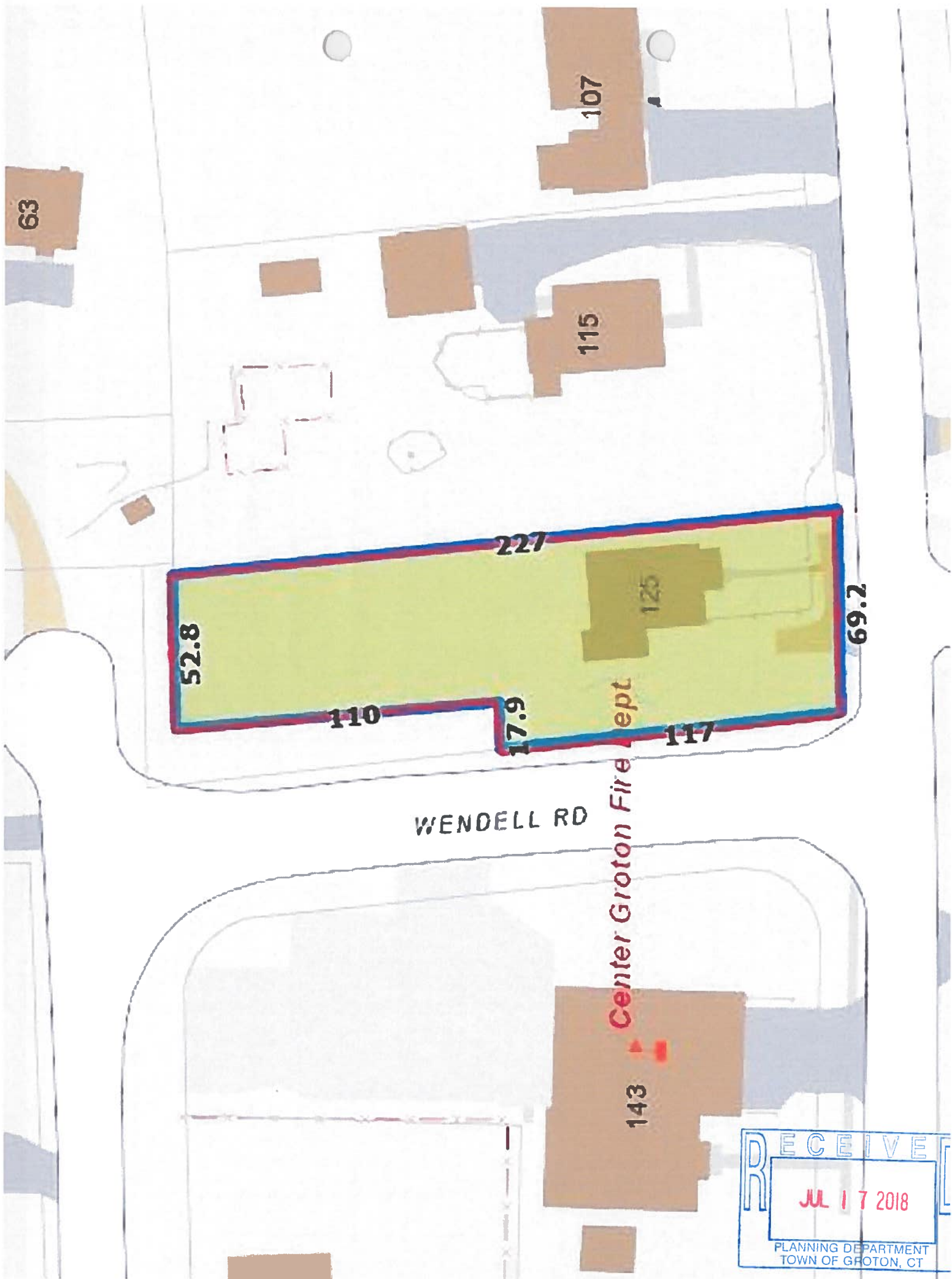
HARDSHIP: _____

IS PROPERTY WITHIN A CAM BOUNDARY? ☐ YES ☒ NO
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be a finding by the Board of Appeals that all of the following conditions exist:

1. That the difficulties or hardship are peculiar to the property in question, in contrast with those of other properties in the same district.
2. That the hardship was not the result of the applicant's own action.
3. That the hardship is not merely financial or pecuniary.







TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

August 8, 2018

Justin Brinner
125 Candlewood Road
Groton, CT 06340

Dear Mr. Brinner:

The Town of Groton Zoning Commission will hold a public hearing on August 22, 2018 at 7:00 p.m. in the Town Hall Annex, Community Room 1, 134 Groton Long Point Road, to hear and act upon your application as follows:

ZBA#18-06 – 125 Candlewood Road; Justin Brinner – Applicant & Owner; for a variance to Section 4.10 and 5.2 to locate a detached garage 14' from a front property line where 30 feet and 60 feet is required. PIN# 179020913509, RU-12 Zone.

Please comply with Section 8.3-5 of the Zoning Regulations, which states:

Notice of Public Hearing - Before a public hearing is held on any application for a special permit, the petitioner shall present proof to the Commission prior to the start of the public hearing, that notice has been deposited at least 10 days but not more than 30 days in advance of the date of the advertised hearing in a Post Office regularly maintained by the U.S. Government, directed to each of the current owners of lots located within 150 feet from the boundaries of the subject properties, as such owners and addresses appear on the CAMA database maintained by the Groton Assessor. **The last business day to mail your notices is August 10, 2018.**

Enclosed is a list of the above-noted affected property owners and a sample letter, which may be sent to same. Please note that this list has been compiled using the Town's CAMA database but that it is still your responsibility to verify the accuracy of the names and addresses on the list. Proof of mailing shall be filed with the Zoning Board of Appeals on or before the date of the public hearing.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Deborah G. Jones
Assistant Director

DGJ:klh
Enclosures
CERTIFIED MAIL #: 7015 3010 0000 1208 9504

"SUBMARINE CAPITAL OF THE WORLD"

MEMORANDUM

TO: Zoning Board of Appeals

FROM:  Deborah G. Jones, Assistant Director of Planning and Development

DATE: August 17, 2018

SUBJECT: ZBA#18-06 – Brinner Detached Garage, 125 Candlewood Road; Justin Brinner
– Applicant/Owner

At its meeting on August 14, 2018, the Planning Commission reviewed the referral listed below:

ZBA#18-06 – Brinner Detached Garage, 125 Candlewood Road; Justin Brinner –
Applicant/Owner

The Planning Commission had no comment.

DGJ:klh



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-04 – 255 Route 12 Commercial Redevelopment; Fedus Engineering, LLC and Charles Bowe – Applicants; Chiapperini Co. Inc. – Owner

Background:

Recommendation or Commission Action:

Attachments:

None



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-05 – McDermott Garage, 328 Noank Road; Bruce and Carol McDermott – Applicants; Heather Sutter – Owner

Background:

Recommendation or Commission Action:

Attachments:

None



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: ZBA#18-06 – Brinner Detached Garage, 125 Candlewood Road; Justin Brinner – Applicant/Owner

Background:

Recommendation or Commission Action:

Attachments:

None



ZBA Agenda Item

To: Zoning Board of Appeals
From: Office of Planning and Development Services
Subject: Meeting minutes of July 25, 2018

Background:

Recommendation or Commission Action:

Attachments:

Meeting minutes of July 25, 2018



Town of Groton, Connecticut

Zoning Board of Appeals

Regular Meeting Minutes

Office of Planning and
Development Services

Town Hall Annex
134 Groton Long Point
Road
Groton, CT 06340

860-446-5970

Wednesday, July 25, 2018

7:00 PM

Town Hall Annex - Community Room 1

Chair

Chair Edward Stebbins

Secretary

Secretary Tom Manning

Members

Member Richard Fitzgerald

Vice Chair Floyd Kravits

Member Scott Russotto

Alternates

Alternate William Mencer

I. ROLL CALL

II. PUBLIC HEARING(S)

- II.1. ZBA18-03 ZBA#18-03 – 53 Lamphere Road; Peter J. Springsteel, LLC – Applicant; Keith & Lay Gallup – Owners; for a variance to Section 5.2 of the Zoning Regulations to reduce the required 30 foot front yard setback to 26 feet for a porch addition to the southwest of the existing residence. PIN# 271017101295, RS-12 Zone.

Peter Springsteel of 105 Starr Street, Mystic, presented for a setback reduction from the required 30' to 26' in order to create a mudroom and covered entrance. The subject property is a corner lot with two frontages. Two letters of support from neighbors Hirsh, 48 Lamphere Road, and Neirmeyer, 62 Lamphere Road, were provided and read.

The Hearing was closed at 7:21pm.

III. CONSIDERATION OF PUBLIC HEARING(S)

- III.1. ZBA#18-03- 53 Lamphere Road; Gallup Residence Addition – Peter J. Springsteel, LLC – Applicant; Keith & Kay Gallup – Owners

MOTION: To approve the variance as requested.

Motion made by Russotto, seconded by Manning, so voted unanimously.

Moved by: Russotto, Scott		Seconded by: Manning, Tom		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			

Richard Fitzgerald	X			
Scott Russotto	X			
William Mencer	X			

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

V.1. June 13, 2018

MOTION: To approve the minutes of June 13, 2018 as written.

Motion made by Russotto, seconded by Fitzgerald, so voted unanimously.

Moved by: Russotto, Scott		Seconded by: Fitzgerald, Richard		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Richard Fitzgerald	X			
Scott Russotto	X			
William Mencer	X			

VI. OLD BUSINESS

VII. NEW BUSINESS

VII.a New Applications

VII.2 ZBA18-04 - 255 Route 12 Commercial Redevelopment, 255 Route 12

VII.3 ZBA18-05 - McDermott Garage, 328 Noank Road

VII.4 ZBA18-06 - Brinner Detached Garage, 125 Candlewood Road

Staff went over the three new variance applications. The hearing date for all three is set for August 22, 2018.

VIII. REPORT OF STAFF

IX. ADJOURNMENT

Meeting was adjourned at 7:25 p.m.

Motion made by Russotto, seconded by Fitzgerald, so voted unanimously.



ZBA Agenda Item

To: Zoning Board of Appeals

From: Office of Planning and Development Services

Subject: a. ZBA18-07: Groton Consolidated Middle School, 0 Groton Long Point Road

Background:

Recommendation or Commission Action:

Attachments:

None